

bricks, with all their headers laid into the bonding of the work, than one of the common faced walls half as thick again. In the counties of Suffolk, Essex, Cambridge, and Southampton, and in some other places, the local white bricks afford a material so beautiful, that, considering its wholesome dryness and economy, it may, for habitations, be preferred to most kinds of stone; but as red bricks pervade the largest portion of the country, it is desirable that they should be so used that their disagreeable colour may, if possible, be forgotten, for we know of no sight much less cheerful or more disgusting than a town all composed of red bricks. If neither stone nor white bricks are to be obtained within a reasonable distance for the general facing of the work, the expense may be greatly reduced by using those materials only for quoins and other decorations, and by leaving all the remainder of the work of the ordinary red bricks: if stone be procurable at hand, it may be used without working it fair, though the quoins may be worked smooth, or formed with rock-work.

Solidness in building is the more necessary from the strictness of ecclesiastical dilapidations, therefore all that entails great expenditure to maintain ought to be avoided. For ourselves, we hardly like the windows of apartments to look out on the entrance-side of a country-house. Though not burthened with over-modesty, we confess we neither like when at home to be stared at through the windows by all who come to the entrance, nor when coming to it ourselves, do we like a broadside of eyes fired upon us from every port-hole in the house.

Instead of battening the south-west side of the house, we would rather make it 18 inches thick, and within it carry up two or three fues from the kitchen fire-place, so as both to make the inner surface of the wall more remote from the exterior, and to dry the wall after rains; in this case the chimneys need to project only half a brick to obtain 13½ inches internal depth for the fire-place, and the extra thickness of the wall would not cost more than would battening and lathing.

As we dislike window-shutters projecting far into a room, we greatly prefer an external projection by giving to the windows, instead of concealing their internal projection by wood battening, which lessens the internal space: and though some persons dislike shutters hang with lines and weights like sashes, we think they may be properly used on some occasions, as they do not project far beyond a wall which is 14 inches thick, and upon the whole they keep as long in repair as boxed shutters hang vertically.

Though ordinary porches, if towards the east, will have the cold winds drive into them, and if towards the south-west will admit the rain, yet by changing their entrances to their most sheltered sides, these evils may be obviated; if porches be made to stretch out far enough to admit carriages to drive under them they may be glazed in front, so as to be sheltered from both rain and cold wind.

Plans may be divided into regular and irregular; the regular, or those which have not only every side uniform, but every door, window, chimney, and other internal feature uniform; irregular houses should have no apparent internal irregularity; though, like trees, their general forms be varied, yet should internal apartments be as uniform as the leaves and flowers of nature; we, ourselves, always think meanly of the skill and ingenuity of those whose plans fail in this particular respect; both comfort and picturesqueness result from irregularly massing together of the great component parts of a country-house, but the use of the same licence in the interior of a house spoils it: we are so fastidious in this respect, that we would have no chimneys or windows out of centre, no doors breaking irregularly into halls, passages, or lobbies.

And we wish it to be understood, that although we admit irregularity of general form in small country-houses, we nevertheless consider them, though pretty and toy-like as ever they may be, but in a low style of art, being thoroughly confident that though uniformity united with picturesqueness as in St. Paul's cathedral, Blenheim, and Castle Howard, are necessary to the highest style of art, while such regularity is kept to, there is sufficient diversity to be obtained, as in those edifices, by forming the wings of buildings after

Nature's mode in animal bodies, with the difference of right and left; they have thus all the picturesqueness which irregularity can give, with the cultivated charm which can alone result from regularity; most of the finest English mansions are designed upon this principle.

The external walls may be composed of a kind of mosaic of red and white bricks, or red and yellow, or white and yellow with lines in diagonal and other patterns composed of any of these colours, or with interlacings of black bricks sorted from among the red bricks, or blacked and glazed on purpose. Very picturesque string-courses may be composed of an alternation of red and white bricks worked in manner of herring-bone, and by giving timely directions, the bricks for that description of work may be prepared with splayed ends proper for the work, without the labour and imperfection of cutting them on purpose, the cornices, arches, jumbs, mouldings for the plinths, strings, labels, chimneys, and other parts, may be composed of bricks moulded and burnt to the shape. Great character may thus be given to buildings at a trifling expense; these ornaments should in general be in white bricks, though red ones may serve where others would, from local circumstances, be too expensive.

Proper contiguity of the respective apartments and offices, if of importance in an ordinary house, is of still higher importance in parsonages, where the manners of genteel life have so often to be supported upon narrow means, and if in ordinary families it be a foolish sin to waste uselessly the time and labour of servants, with a poorly benefited clergyman it becomes improvidence of a burthensome character.

If a house be old and malformed, it will become a matter of calculation whether it will be more economical to incur the expense of so altering the fabric as to produce proper contiguity of the respective apartments, or to bear the charge and inconvenience of the extra labour which result from such malformation; it will be soon found that by having to fetch water, taking utensils far to the scullery, and their several depositories, and bringing them back again as far, by having to go from one end of the house to the other to apply the dining-room from the kitchen, and a few other such seeming trifles (as they are when viewed apart), the whole time of a servant may be consumed, besides the consequent breakages, which would hang over the living as a dead weight, a mortgage for no loan, a rent-charge for no estate, unless such loan or estate consist in the trial of patience by long waiting for every required article, dinners cooled in their passage to table; glass, china, and earthenware broken, servants worn out with wasteful to and fro, or the family unserved to save them from such fatigue. Therefore the kitchen should be no further removed from the dining room than may be necessary for concealment and keeping away smell; the inferior entrance to the house should be contiguous to the kitchen and servants' hall, so as to be attended to readily, and without calling off the servants from their work, and for the same reasons the principal entrance of the house should not be remote, else not only will the servants' time be wasted and their work delayed, but the family and visitors will be annoyed by long waiting without entrance.

The larder and pantry should, if possible, be near the inferior entrance, for provisions to be at once deposited in them, and also near the kitchen, ready for immediate use, and yet sufficiently out of sight to prevent robbery by any dishonest person coming to the inferior entrance; and if a house-keeper be provided for, it will be well so to place her room as to be convenient for over-looking at once the inferior entrance, that those who come and go may be seen, and for supervision of the kitchen, the pantry, and the larder, while her own store-closet may be accessible only from the room. The scullery should always be closely attached to the kitchen; and the china-closet should be contiguous to the scullery, that utensils may be immediately put away in their repositories, and adjoining to the kitchen, that they may be at hand for use, though there may be another closet for choice glass and china under the immediate keeping of the mistress of the family, the house-keeper, or the butler. If there be a butler's pantry, it

should be near both the kitchen and the dining-room; and if there be a servants' hall, it should not be very remote from the principal entrance and the dressing-room and living-rooms, and yet should be so far off as to be screened from sight, and for no noise to come from it to annoy the family. The back-staircase should not be far from the principal staircase, and so attached to the offices as to enable the servants to go up stairs about their work, especially to the nursery, and to their own chambers, without being seen from the principal staircase. The larder should always be on the north side of the house, as should also the dairy, if within the house. No washhouse or brewery should be within the dwelling-house itself.

Chimneys constantly in use should always be placed on the west or south-west side of a house; those the next most constantly in use on the north side, and the others, if possible, on the east. The warmth of chimneys need never to be expended on a southern wall (which, in most days of the year, has some sun upon it), unless it be inclined so much to the west as to receive more moisture than the sun-heat will dry. Aspect, though not much attended to in large close towns, where both sides of each street are unavoidably filled up with dwellings, is of great importance in country houses, where there is no shelter from inclemency of weather, and the health and comfort of the inmates greatly depend upon attention to this. By the admission of cold east winds, face-aches and other pains may be caused; and by the dampness of a south-western aspect, shivering and rheumatism may ensue. When it is beheld that the unsheltered south-western side of every ordinary building is much more weather-beaten and decayed than any other part of it, we may easily conceive how much rain must be imbibed; and if such a wall be not speedily dried, how much unwholesome dampness must hang about the fabric.

We think that when a living does not exceed 200*l.*, a sum equal to not less than four years' income should be allowed for the erection of the house and offices, otherwise the dwelling will be of so mean and contracted a character as to be probably worse than the former house. It must be remembered too, that in such affairs no deception can be practised; an uncertain expenditure must not be gone into; the poor incumbent must not allow himself to be cajoled into the pretence of building a large house for a small house, and find, in the end, that an ill-built house cost him double the amount of expenditure which he was taught to consider would be sufficient for the undertaking. To dissuade himself, he would do well to profit by the experience of his friends, and learn what has been spent in an undertaking as nearly as possible similar.

What few windows are admitted towards the east should be as small as possible, so as not to admit the cold winds; though it is well not to admit many windows towards the south-west, yet they need not to be made so small; the winds from that quarter bring more of moisture than of cold, and the glass, if well cemented, keeping out wet better than walling, it would be well if the south-west walls of all houses were built of the hardest non-absorbent malm or marble paving-bricks, pointed with Parker's cement.

In good planning, the great art consists in bringing together the various apartments and offices naturally and conveniently, without useless loss of space, with walls as nearly as possible of uniform thickness, with doors, windows, chimneys, and piers, so nearly as possible uniform. When in any plan you find masses of wall placed merely to fill up wasted corners or nooks, a portion of one apartment breaking irregularly into another, space shored to pieces by the curvature of one room being made regular, cutting an irregular piece out of the next room; passages tortuous, irregular, and dark; door-jambes placed askant as the only means of partially concealing irregularity, be assured that the author of such a plan is neither alive to the higher qualities of plan-making, nor is he capable of working them out scientifically.

It sometimes happens that a living is of such small value as to be wholly inadequate for the respectable maintenance of the incumbent; in which case, he has either to depend for resources upon private fortune, the keeping a seminary, upon authorship, or some other mode of increasing his emolument; in all